069.0	0002	0004.0	1 of 1	ARLINGTON
Map	Block	Lot	CARD	

	Total Card	/	Total Parcel
APPRAISED:	209,500	/	209,500
USE VALUE:	209,500	/	209,500
ASSESSED:	209,500	/	209,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0	LOT	FAIRVIEW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOYON CHRISTOPHER J &
Owner 2:	DOYON KIMBERLY M
Owner 3:	
Street 1:	21 FAIRVIEW AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DOYON CLIFFORD J--ETAL -
Owner 2:	DOYON CAROLINE R -
Street 1:	21 FAIRVIEW AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This Parcel contains 5,280 Sq. Ft. of land mainly classified as Out Bldg.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
106	5280.000		7,100	202,400	209,500
Total Card	0.121		7,100	202,400	209,500
Total Parcel	0.121		7,100	202,400	209,500

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 43820
GIS Ref
GIS Ref
Insp Date 10/06/99

!5900!

PREVIOUS ASSESSMENT

Parcel ID: 069.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	106	FV		7100	5,280.	202,400	209,500	209,500	Year End Roll	12/18/2019
2019	106	FV		7400	5,280.	188,000	195,400	195,400	Year End Roll	1/3/2019
2018	106	FV		7400	5,280.	188,000	195,400	195,400	Year End Roll	12/20/2017
2017	106	FV		7400	5,280.	164,800	172,200	172,200	Year End Roll	1/3/2017
2016	106	FV		7400	5,280.	150,400	157,800	157,800	Year End	1/4/2016
2015	106	FV		7700	5,280.	133,000	140,700	140,700	Year End Roll	12/11/2014
2014	106	FV		7700	5,280.	125,800	133,500	133,500	Year End Roll	12/16/2013
2013	106	FV		7700	5,280.	119,700	127,400	127,400		12/13/2012

PRINT

Date	Time
12/10/20	20:43:34

LAST REV

Date	Time
10/11/18	18:29:26
apro	
5900	

USER DEFINED

Prior Id # 1:	43820
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOYON CLIFFORD	64779-264		1/9/2015	Family	888,000	No	No		
	10804-398		4/28/1965			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/3/2000	Hearing Chag	163	PATRIOT
10/6/1999	Meas/Inspect	263	PATRIOT
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
106	Out Bldg.		5280		Sq. Ft.	Site		0	70.	0.55	12			Unbuild	-50					202,441						202,400	

Total AC/HA: 0.12121 | Total SF/SM: 5280 | Parcel LUC: 106 | Out Bldg. | Prime NB Desc: ARLINGTON | Total: 202,441 | Spl Credit | Total: 202,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:			
Sty Ht:			
(Liv) Units:		Total:	
Foundation:			
Frame:			
Prime Wall:			
Sec Wall:		%	
Roof Struct:			
Roof Cover:			
Color:			
View / Desir:			

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

SKETCH

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc:	# Units:

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:		Baths:					HB		

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wall			
Sec Int Wall:		%	
Partition:			
Prim Floors:			
Sec Floors:		%	
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	AV	- Average	0.0 %
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			0 %

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	16.0000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	0.00
Special Features:	0	Val/Su Net:	
Final Total:	0	Val/Su SzAd	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

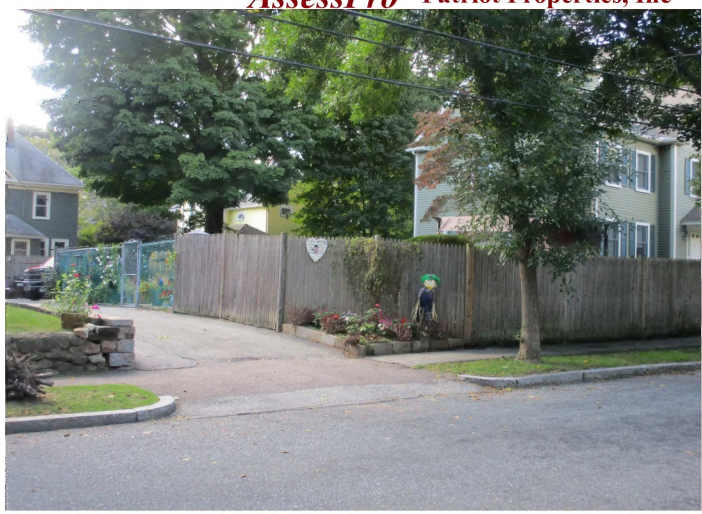
Net Sketched Area:			Total:	
Size Ad		Gross Are		FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 069.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	4X16	A	FR	1960	0.00	T	50	106						
11	Pool-Vinyl	D	Y	1	16X32	A	AV	1970	18.09	T	39.2	106			5,600			5,600
22	Wood Deck	D	Y	1	16X12	A	AV	1980	11.21	T	31.2	106			1,500			1,500

More:	N	Total Yard Items:	7,100	Total Special Featues:	

Total: 7,100